

# **CITYWIDE GROWTH MANAGEMENT - UPDATE**

CITY OF CAMBRIDGE

*City Council Roundtable*  
*May 22, 2000*

# At the last roundtable we addressed:

- Current Action Items

- Density “FAR” Adjustments

- Project Review

- Parking Revisions

- Housing Opportunities

# Action Items support the Vision of:

## ■ A richly diverse population



... by creating new opportunities  
for market-rate and affordable  
housing

# Action Items support the Vision of:

## ■ Intermixture of living and work



... by encouraging  
housing in all zones

# Action Items support the Vision of:

## ■ Encouraging non-auto travel



... by promoting  
development near  
transit and  
reducing new  
employee trips

# Action Items support the Vision of:

- Appropriate economic development



... by sensitive FAR  
adjustments in commercial  
districts

# Action Items support the Vision of:

- On-going public input on development



... by proposing permanent public involvement in review of large projects

# What we heard from you:

- I identify additional opportunities to:
  - Assure housing creation
  - Provide more open space
  - Increase job opportunities for Cambridge residents



Today, we'd like to update you on:

- Density "FAR" Adjustment Scenarios, and
- How we can further address:
  - Housing
  - Open Space
  - Jobs

# Density “FAR” Adjustments

We’re studying 5 scenarios for FAR reduction:

- I **Status Quo** - the build-out expected in 20 years without any FAR adjustments.
- I **25% Across-the-Board** - FAR reduced uniformly.
- I **Transit and Use Sensitive** - FAR adjusted based on proximity to transit and type of use.
- I **Housing Incentive** - FAR reduced for all uses except housing.
- I **District-by-District** - FAR reduced for all uses except housing, based on transit proximity, addressing district-specific considerations.

# Density “FAR” Adjustments

- Council package contains maps and charts for each scenario:
  - Proposed Floor-Area-Ratio (FAR)
  - Gross Floor Area (GFA) expected in 20 years
  - Impacts on traffic, housing and jobs
- Information on impacts on taxes coming soon

# Density “FAR” Adjustments

Initial analysis reveals differences between scenarios:

# Density “FAR” Adjustments

- Information on District-by-District scenario:
  - Rationale for determining appropriate amount of FAR reduction
  - Map of proposed % FAR reduction in each zoning district
- All scenarios still being evaluated by staff, Planning Board, CGMAC and public

# Housing

## ■ Zoning tools already in place:

- Inclusionary

- Incentive  
(Linkage)



# Housing

## ■ What we are proposing:

- Housing in industrial districts
- Facilitating conversions
- FAR adjustments that encourage housing over other uses



# Housing

- What we are considering:
  - Rezoning commercial districts to housing districts in some areas
  - Requiring minimum amounts of housing in mixed-use districts
  - Future changes to Linkage requirements (new “nexus” study)



# Additional research

- Open Space  
Zoning Tools



- Job Opportunities  
for Cambridge  
Residents

# Next Steps

- Continued discussion of Current Action Items at:
  - Planning Board meetings
  - CGMAC meetings
  - Next public workshop on June 10
- Goal: recommendations to City Council for summer meeting
- Further study of additional Housing incentives
- Continued research on Open Space & Jobs